



CITY OF SUGAR LAND

Permits & Inspection Department
Monthly Building Summary
June 2013



Additional Departmental Data:
Food Inspection | Code Enforcement | Rental Program

Table of Contents

BUILDING	3
Building Permits Quick Summary	4
New Single Family Detached Permits.....	4
Add & Alter Permits.....	5
Plan Review	5
Miscellaneous.....	5
New Commercial	5
Occupancy Change Permits.....	6
Commercial Certificate of Occupancy	7
Business Listing for Greatwood Districts.....	8
Code Enforcement	9
Overview.....	9
Inspections Performed	9
Complaints Received	9
Food Inspection	10
Rental Program.....	10

BUILDING

~ Code Corner ~

This Month's Topic: Safe Drinking Water

Protection of potable water against contamination is one of the most important responsibilities a municipality has. The State Plumbing Board will be at Sugar Land Memorial Park July 18, 2013 to present a live demonstration of how cross-connections and back flow occur. This demonstration is free and open to all to witness.



Brazos Valley Chapter, ICC
2601 Cartwright Rd Box #171
Missouri City, TX 77459
generalinfo@brazosvalleychapter.org
www.brazosvalleychapter.org

Safe drinking water is an essential part for all living things/persons. Therefore, it is vital for all public water systems and their customers to know how to identify potential cross connections and contamination prevention from backflow into drinking-water systems. Contaminated water can cause illness both in consumers' homes and commercial establishments. For this reason, the City of Sugar Land is conducting a Cross-Connection Control presentation.

July 18, 2013
10:00 am
Sugar Land Memorial Park Pavilion
15300 University Blvd.
Sugar Land, TX 77479

The presentation will be a joint effort by the Texas State Board of Plumbing Examiners and the Brazos Valley Chapter of Building Officials Association. The Texas State Board of Plumbing Examiners was established to help protect the health and safety of the citizens of the State of Texas by ensuring that drinking water, air and medical gases are not contaminated.

In order to understand how cross-connection actually occurs, the representatives from TSBPE will use their Cross-Connection and Back Flow program which includes a live demonstration of how cross-connections and back flow occur. The TSPBE uses a portable cross connection unit on wheels which has clear piping installed for attendees to actually see how the flow of tainted water creates a potential cross-connection. TSBPE will have their staff of examiners and field investigators conducting the presentations and will be available to answer any questions you may have. Along with the portable cross connection unit, they will also provide videos on how improperly installed and non-maintained water heaters can and will create a potential unsafe condition in residences/establishments.

I believe that together we can all make a difference and a commitment to recognize our responsibility to safeguard and protect the life, health, and welfare of the general public and the communities we live in.

Building Permits Quick Summary

	JUNE 2013	JUNE 2012	Fiscal YTD
Inspections	1606	2130	16002
Permits Issued	573	822	5503
Total Permit Valuation	\$ 25,527,981	\$ 26,166,406	\$ 224,930,774
Total Cash Receipts	\$ 144,116	\$ 151,353	\$ 1,309,680

New Single Family Detached Permits

	JUNE 2013	JUNE 2012	Fiscal YTD
No. of Permits	14	55	154
Total Valuation	\$ 7,324,041	\$ 15,195,348	\$ 56,672,777

May 2013 Average Construction Value \$523,146

May 2012 Average Construction Value \$276,279

	New Homes	Average Construction Cost
Telfair	10	\$438,722
The Enclave at Lake Pointe	3	\$378,941
Sweetwater Estate	1	\$1,800,000

Certificate of Occupancy New Single Family Dwellings - 0



Add & Alter Permits

	JUNE 2013	JUNE 2012	Fiscal YTD
New Structures (Not Buildings)	10	9	63
Valuation	\$ 585,424	\$ 437,140	\$ 3,223,230
Residential	22	47	220
Valuation	\$ 295,830	\$ 723,150	\$ 3,962,775
★ Non-Residential	15	33	215
Valuation	\$ 1,578,038	\$ 3,792,405	\$ 37,157,125

★ Non-Residential includes commercial remodeling in existing buildings

Plan Review

	JUNE 2013	JUNE 2012	Fiscal YTD
★ Residential , Pool, Sign & Misc Plans	79	190	791
Residential Irrigation Plans	25	26	354
Commercial Plans	88	60	721
Commercial Irrigation Plans	5	1	29

★ Includes new, additions, repairs, remodels, foundation/flatwork, misc

Miscellaneous

	JUNE 2013	JUNE 2012	Fiscal YTD
Solicitation Licenses - Approved	75	28	138
Solicitation Licenses - Disapproved	2	0	4
Open Record Requests	14	25	222
Contractors Registered	119	97	1120
Taxi Permits	2	3	11
Taxi Licenses	2	2	11

New Commercial

ADDRESS	BUSINESS NAME	SQ FT	VALUATION
770 Brooks St	Emeritus at Imperial Park	101,920	\$11,821,179
520 State Hwy 6	Crossing at Telfair Section A	8790	\$844,800
136 Eldridge Rd Bldg 9A-F	Eldridge Pointe Condos	6862	\$235,000

Occupancy Change Permits

ADDRESS	BUSINESS NAME
1270 Crabb River Rd	Unity Taekwondo Richmond
3519 B Town Center Blvd S	Clinical Diagnostic Laboratory
913 Eldridge Rd	Dollar Paradise
140 Eldridge Rd Bldg 12C	Acacia Energy
140 Eldridge Rd Bldg 12D	Acacia Energy
140 Eldridge Rd Bldg 12E	Acacia Energy
403 State Hwy 6 Ste A	HP Jewelry & Loan
12808 W Airport Blvd Ste 303L	Square One Home Health
12808 W Airport Blvd Ste 303B	Imtiyaz Momin LLC
4779 Sweetwater Blvd	Hunan Café
1415 State Hwy 6 Bldg A-400	Little Phoenix Movement
17310 W Grand Pkwy S Ste C	Scott Burgess, CPA
4555 State Hwy 6 Ste A	Per Fit Vision
3355 State Hwy 6 Ste A	Kobecue
12808 W Airport Blvd Ste 303S	Insuremode
13017 Jess Pirtle Blvd Ste 100	Ambiance Healthcare LLC
13017 Jess Pirtle Blvd Ste 125	Monticello Houston Properties, LLC
13017 Jess Pirtle Blvd Ste 150	Monticello Houston Properties, LLC
13017 Jess Pirtle Blvd Ste 175	Wharton Research Center, Inc
16305 Kensington Dr Ste 150B	Halal Tempura Grill
16305 Kensington Dr Ste 150A	Sugar Land Banquet Hall
134 Eldridge Rd Bldg 8E	Gulf Coast Hospice of Houston
134 Eldridge Rd Bldg 8F	Gulf Coast Hospice of Houston
12808 W Airport Blvd Ste 375	Contract Land Staff, LLC
140 Eldridge Rd Bldg 12F	Cook Financial Services, Inc
1201 Brooks St Ste 110	Methodist Center of Sports Medicine
2335 Old Mill Rd	Toyomotors
16180 City Walk	House of Blooms
2735 Town Center Blvd N Ste W	Sue Mills, Inc
1531 State Hwy 6 Ste 100	Bijan Persian Grill
2415 Town Center Dr Ste 300	Next Level Urgent Care
12621 W Airport Blvd Ste 100	Boccard Life Sciences, Inc
4502 State Hwy 6 Ste C	Alpha Omega Gymnastics
12808 W Airport Blvd Ste 308	Sortec, LLC
636 State Hwy 6 Ste 600	Serenity Thai Massage
12808 W Airport Blvd Ste 328	King Realty & Management
730 Industrial Blvd	Prestige Interiors Corp
14100 Southwest Fwy Ste 500	DR Horton America's Builder

Commercial Certificate of Occupancy

	ADDRESS	BUSINESS NAME	SQ FT	TYPE
	16010 Kensington Blvd	Jared the Galleria of Jewelry	5935	Remodel
	16959 Southwest Fwy	Dr Desai & Dr Thakkar Medical Office	5291	New
	1327 Lake Pointe Pkwy Ste 200	MD Anderson Cancer Center		Remodel
☆	6508 US Hwy 90A	Young Leaders	10,608	Buildout
	13017 Jess Pirtle Blvd	Monticello Houston Properties	6520	New
	13017 Jess Pirtle Blvd Ste 100	White Box	1948	Buildout
	13017 Jess Pirtle Blvd Ste 125	White Box	1948	Buildout
	13017 Jess Pirtle Blvd Ste 150	White Box	1284	Buildout
	13017 Jess Pirtle Blvd Ste 175	White Box	1284	Buildout
	16902 Southwest Fwy	Physicians Pavilion MOB (Shell Bldg)	27,408	New
	14857 Southwest Fwy Ste C-303	MH Sports Medicine & Rehab Office	3500	Remodel
	13833 Southwest Fwy	Fiesta Market Place	40,000	Remodel
	15259 Southwest Fwy	Quest Diagnostics	2658	Remodel
	16902 Southwest Fwy Ste 106	Physicians Pavilion Pharmacy	564	Buildout
	16902 Southwest Fwy Ste 108	Sugar Land Urgent Care	2512	Buildout
	16902 Southwest Fwy Ste 100	Sugar Lakes Family Practice	7910	Buildout
	16902 Southwest Fwy Ste 204	Cardio VIP	1194	Buildout
	16902 Southwest Fwy Ste 206	Sugar Lakes Family Practice Level 2	1484	Buildout
	13849 Southwest Fwy	Jal – The Grille	2726	Remodel
	16959 Southwest Fwy Ste 100	Sweetwater Pulmonary Associates	2647	Buildout
	16959 Southwest Fwy Ste 200	Southwest Medical Clinic	2647	Buildout
	16902 Southwest Fwy Ste 200	Southwest ENT of Fort Bend	3089	Buildout
	16902 Southwest Fwy Ste 202	Foot Specialist at First Colony	2162	Buildout
	16902 Southwest Fwy Ste 208	Center for Women's Health	1342	Buildout
	15215 Southwest Fwy	Marcos Pizza	1670	Remodel
	2448 Settlers Way Blvd	Aisha's Salon & Spa	1285	Remodel
	2150 Town Square Pl Ste 250	Pelican Energy Consultants	6504	Buildout
☆	16535 Southwest Fwy Ste 670	Bath & Body Works	3530	Remodel
	15958 City Walk Ste 290	Wealth Design Group		Remodel
	16550 B Southwest Fwy	Memorial Hermann OPID	3475	Remodel
	16902 Southwest Fwy Ste 210	Clinical Office/SLPP	1495	Buildout
☆	One Sugar Creek Center Blvd Ste 101	Subroc	500	Remodel
	15315 Southwest Fwy	Image Salon Studios	4340	Remodel
☆	2150 Town Square Pl Ste 100	BB & T Bank	4098	Buildout
	14141 Southwest Fwy Ste 130	MM1	724	Remodel
	3 Sugar Creek Center Blvd 5 th Flr	5 th Floor Corridor	1311	Buildout
	3 Sugar Creek Center Blvd Ste 500	Louis Dreyfus	7002	Buildout
☆	16535 Southwest Fwy Ste 750	Stellaz	775	Remodel
☆	Temporary Cos			

Business Listing for Greatwood Districts

BUSINESS	ADDRESS	CO DATE
Kwik Kar Lube & Tune	1260 Crabb River Rd	Annex
Unity Taekwondo Richmond	1270 Crabb River Rd	6/3/2013
Subway Sandwich	1270 Crabb River Rd	Annex
Snowflake Donuts	1270 Crabb River Rd, Ste 400	Annex
Pakmail	1270 Crabb River Rd, Ste 600	Annex
Candace Byers Photography	1270 Crabb River Rd, Ste 800	Annex
Tan Fantastic Salon	1270 Crabb River Rd, Ste 900	Annex
Timewise Food Store	1274 Crabb River Rd	Annex
CVS Pharmacy	1410 Crabb River Rd	Annex
Jack in the Box	1418 Crabb River Rd	Annex
Nail Sensation	1480 Crabb River Rd	Annex
Papa John's Pizza	1480 Crabb River Rd, Ste 100	Annex
Plus Cleaners	1480 Crabb River Rd, Ste 200	1/26/2012
Panda Bistro	1480 Crabb River Rd, Ste 300	Annex
All Star Cuts	1480 Crabb River Rd, Ste 500	Annex
Greatwood Auto Collision & Details	1500 Crabb River Rd	Annex
Crystal Cleaners	1510 Crabb River Rd	Annex
Greatwood Auto Repair Center	1520 Crabb River Rd	Annex
Greatwood Imaging & Sleep	19875 Southwest Fwy, Ste 100	12/6/2010
Elite Healthcare	19875 Southwest Fwy, Ste 110	2/20/2013
Smiles on Greatwood	19875 Southwest Fwy, Ste 120	9/13/2011
Pepperoni's Pizza	19875 Southwest Fwy, Ste 130	7/29/2011
Red E Golf	19875 Southwest Fwy, Ste 140	11/26/2012
TG's To Go	19875 Southwest Fwy, Ste 180	11/9/2012
Shipley Do-Nuts	19875 Southwest Fwy, Ste 195	Annex
Pilates Studio	19875 Southwest Fwy, Ste 200	7/13/2010
Action Physical Therapy	19875 Southwest Fwy, Ste 205	4/19/2011
Dance Du Coeur	19875 Southwest Fwy, Ste 210	8/17/2011
Fort Bend Toll Road Authority	19875 Southwest Fwy, Ste 270	4/19/2011
A Plus Cleaners	20333 Southwest Fwy	Annex
Taco Bell	20333 Southwest Fwy	Annex
Excel Dialysis, LLC	20333 Southwest Fwy, Ste 105	7/13/2012
L'Amour Nail	6550 Greatwood Pkwy	Annex
Pilgrim Cleaners	6560 Greatwood Pkwy	Annex
Bangkok Chef	6560 Greatwood Pkwy, Ste 100	Annex
YoFresh Yogurt Greatwood	6560 Greatwood Pkwy, Ste 101	12/31/2012
Greatwood Hair Salon	6560 Greatwood Pkwy, Ste 101	Annex
Athletic Revolution Sugar Land	6560 Greatwood Pkwy, Ste 1200	2/4/2010
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 500	11/15/2012
El Vaquero Mexican Diner	6560 Greatwood Pkwy, Ste 700	11/15/2012
New York Pizzeria	6560 Greatwood Pkwy, Ste 900	Annex
J Michael Su DDS, PA	6655 Greatwood Pkwy	6/22/2012
Houston Association of Realtors	6680 Greatwood Pkwy	3/23/2010
Greatwood Golf Club	6767 Greatwood Pkwy	Annex
Greatwood	7001 River Brook Dr	Annex
Creative Services Group	7002 Riverbrook Dr, Ste 600	Annex

Code Enforcement



Overview

	JUNE 2013	JUNE 2012	Fiscal YTD
New Cases	149	308	1232
Total Reinspections	0	N/A	12
Cases Closed	97	145	1174
Citations Filed in Municipal Court	3	1	35
Property Liens Requested	0	1	2

Signage Along Public Streets (Hand-held or costume)	4	N/A	32
Temporary Signs Removed	391	612	2964

Inspections Performed

	JUNE 2013	JUNE 2012	Fiscal YTD
Unsafe Structure	0	0	2
Pool/Spa/Stagnant Water	10	4	66
Junk Vehicle	6	9	123
Unhealthy Conditions of Property	26	50	393
Weeds/High Grass	87	91	502
Zoning	1	2	34
Trash/Refuse	0	0	0
Off Street Parking on Turf	1	0	52
Tree Trimming	103	30	468
International Property Maintenance Code (IPMC)	27	42	441
Construction without Permits	0	42	256
Signs or Banners without Permits	26	16	339

Complaints Received

	JUNE 2013	JUNE 2012	Fiscal YTD
Citizen Complaints	46	55	317
Internal Complaints	24	18	77
HOA Complaints	1	6	29
Total Complaints Received	71	79	423

Food Inspection



	JUNE 2013	JUNE 2012	Fiscal YTD
☆ Semi-Annual Inspections	77	83	658
Pre-Opening & Ownership Change Inspections	18	1	87
Temporary Events Permitted	9	9	122
Temporary Food Establishment Vendors	274	273	2351
Temporary Food Events Inspected	1	1	10
Food Vendors Inspected at Temp Food Establishments/Events	54	45	221
Complaints Investigated	10	9	55
Plans Reviewed	7	3	73

☆ Inspections of fixed and mobile establishment operations, including follow-up inspections

Rental Program



	JUNE 2013	JUNE 2012	Fiscal YTD
Rental License Applications Received	236	230	1675
Rental Licenses Issued	47	111	942
Rental Inspections	260	194	1981